

176.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

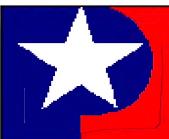
610,000 / 610,000

USE VALUE:

610,000 / 610,000

ASSESSED:

610,000 / 610,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
33		WILLIAMS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LANG KIEN	
Owner 2:	
Owner 3:	
Street 1: 35 WILLIAMS ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1: LANG KIEN & NGUYET-NGA T -	
Owner 2: -	
Street 1: 35 WILLIAMS ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Vinyl Exterior and 1353 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	1	Level
Street		
Gas:		

LUC	Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	4200	Sq. Ft.	Site		0	70.	1.30	6										382,200						382,200	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4200.000	227,800		382,200	610,000		118107
Total Card	0.096	227,800		382,200	610,000	Entered Lot Size	GIS Ref
Total Parcel	0.096	227,800		382,200	610,000	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	450.85	/Parcel: 450.85	Land Unit Type:	Insp Date
							09/08/18

!13733!

PREVIOUS ASSESSMENT								Parcel ID	176.0-0003-0006.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	101	FV	227,800	0	4,200.	382,200	610,000		Date
2021	101	FV	221,100	0	4,200.	382,200	603,300		Year end
2020	101	FV	221,200	0	4,200.	382,200	603,400		12/23/2021
2019	101	FV	185,200	0	4,200.	376,700	561,900		Year End Roll
2018	101	FV	185,200	0	4,200.	289,400	474,600		12/10/2020
2017	101	FV	185,200	0	4,200.	273,000	458,200		12/18/2019
2016	101	FV	185,200	0	4,200.	251,200	436,400		1/3/2019
2015	101	FV	174,800	0	4,200.	234,800	409,600		12/20/2017

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif							Notes
LANG KIEN & NGU	51978-435		12/16/2008	Family		1	No	No							
	16645-393		12/1/1985		132,000	No	No	Y							

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
9/8/2018		MEAS&NOTICE							9/8/2018		HS	Hanne S												
12/18/2008		Measured							12/18/2008		372	PATRIOT												
12/23/1999		Mailer Sent							12/23/1999															
12/22/1999		Measured							12/22/1999		243	PATRIOT												
12/1/1981									12/1/1981		PS													

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type: 15 - Old Style	1	Rating: Average																																																																																																																
Sty Ht: 2H - 2 & 1/2 Sty		A Bath:	Rating:																																																																																																															
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																																																																																																															
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																																																																																																															
Frame: 1 - Wood		1/2 Bath:	Rating:																																																																																																															
Prime Wall: 4 - Vinyl		A HBth:	Rating:																																																																																																															
Sec Wall:	%	OthrFix:	Rating:																																																																																																															
Roof Struct: 1 - Gable																																																																																																																		
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES																																																																																																																
Color: WHITE		Kits: 1	Rating: Average																																																																																																															
View / Desir:		A Kits:	Rating:																																																																																																															
GENERAL INFORMATION				Frl:	Rating:																																																																																																													
Grade: C - Average		WSFlue:	Rating:																																																																																																															
Year Blt: 1905	Eff Yr Blt:																																																																																																																	
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Prim Int Wal 2 - Plaster		Phys Cond: AV - Average	31. %																																																																																																															
Sec Int Wall:	%	Functional:	%																																																																																																															
Partition: T - Typical		Economic:	%																																																																																																															
Prim Floors: 3 - Hardwood		Special:	%																																																																																																															
Sec Floors:	%	Override:	%																																																																																																															
Bsmt Flr: 12 - Concrete				Total: 31 %																																																																																																														
Subfloor:																																																																																																																		
Bsmt Gar:		CALC SUMMARY																																																																																																																
Electric: 3 - Typical		Basic \$ / SQ: 135.00																																																																																																																
Insulation: 2 - Typical		Size Adj.: 1.35000002																																																																																																																
Int vs Ext: S		Const Adj.: 0.98000199																																																																																																																
Heat Fuel: 2 - Gas		Adj \$ / SQ: 178.605																																																																																																																
Heat Type: 5 - Steam		Other Features: 55000																																																																																																																
# Heat Sys: 1		Grade Factor: 1.00																																																																																																																
% Heated: 100	% AC:	NBHD Inf: 1.00000000																																																																																																																
Solar HW: NO	Central Vac: NO	NBHD Mod:																																																																																																																
% Com Wal	% Sprinkled	LUC Factor: 1.00																																																																																																																
		Adj Total: 330181																																																																																																																
		Depreciation: 102356																																																																																																																
		Depreciated Total: 227825																																																																																																																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																																																																																																										
SPEC FEATURES/YARD ITEMS																																																																																																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
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